

AH Committee

From: Gabe Johnson
Sent: Monday, May 23, 2022 9:46 AM
To: AH Committee
Subject: upload to granicus please
Attachments: slide show for AH preso GJ.pdf; Maui presentation - RCAC.pptx

Aloha,

Can you put the slides and the presentation on Granicus.

Mahalo

Gabe



Prepared by:
HOUSING DIVISION
DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)
COUNTY OF MAUI

Effective: **May 1, 2022**


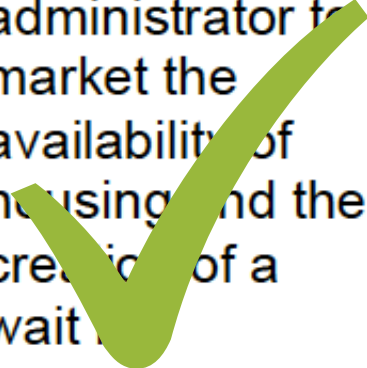
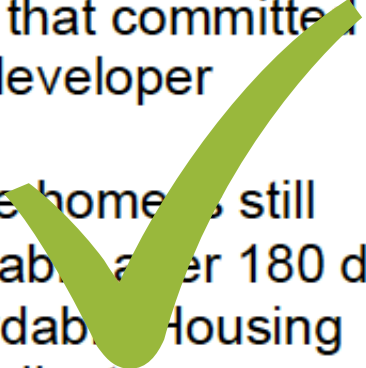
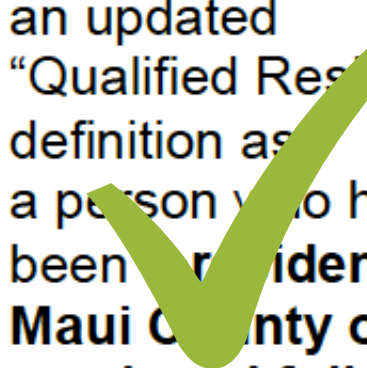



2022
AFFORDABLE SALES PRICE GUIDELINES

MAUI (EXCEPT HANA)
SINGLE FAMILY

Prevailing Int. Rate	No. of Bedrooms	Percent of Median Income											
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)
		50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%
		\$50,550	\$60,660	\$70,770	\$80,880	\$90,990	\$101,100	\$111,210	\$121,320	\$131,430	\$141,540	\$151,650	\$161,760
4.000%	1	\$195,020	\$234,080	\$273,070	\$312,060	\$351,050	\$390,110	\$429,100	\$468,090	\$507,150	\$546,140	\$585,130	\$624,120
	2	\$236,810	\$284,240	\$331,585	\$378,930	\$426,275	\$473,705	\$521,050	\$568,395	\$615,825	\$663,170	\$710,515	\$757,860
	3	\$278,600	\$334,400	\$390,100	\$445,800	\$501,500	\$557,300	\$613,000	\$668,700	\$724,500	\$780,200	\$835,900	\$891,600
	4	\$320,390	\$384,560	\$448,615	\$512,670	\$576,725	\$640,895	\$704,950	\$769,005	\$833,175	\$897,230	\$961,285	\$1,025,340
4.125%	1	\$192,150	\$230,580	\$269,010	\$307,440	\$345,870	\$384,300	\$422,730	\$461,160	\$499,520	\$537,950	\$576,380	\$614,810
	2	\$233,325	\$279,990	\$326,655	\$373,320	\$419,985	\$466,650	\$513,315	\$559,980	\$606,560	\$653,225	\$699,890	\$746,555
	3	\$274,500	\$329,400	\$384,300	\$439,200	\$494,100	\$549,000	\$603,900	\$658,800	\$713,600	\$768,500	\$823,400	\$878,300
	4	\$315,675	\$378,810	\$441,945	\$505,080	\$568,215	\$631,350	\$694,485	\$757,620	\$820,640	\$883,775	\$946,910	\$1,010,045
4.250%	1	\$189,280	\$227,150	\$265,020	\$302,890	\$340,690	\$378,560	\$416,430	\$454,300	\$492,170	\$530,040	\$567,840	\$605,710
	2	\$229,840	\$275,825	\$321,810	\$367,795	\$413,695	\$459,680	\$505,665	\$551,650	\$597,635	\$643,620	\$689,520	\$735,505
	3	\$270,400	\$324,500	\$378,600	\$432,700	\$486,700	\$540,800	\$594,900	\$649,000	\$703,100	\$757,200	\$811,200	\$865,300
	4	\$310,960	\$373,175	\$435,390	\$497,605	\$559,705	\$621,920	\$684,135	\$746,350	\$808,565	\$870,780	\$932,880	\$995,095
4.375%	1	\$186,480	\$223,790	\$261,100	\$298,410	\$335,720	\$373,030	\$410,340	\$447,580	\$484,890	\$522,200	\$559,510	\$596,820
	2	\$226,440	\$271,745	\$317,050	\$362,355	\$407,660	\$452,965	\$498,270	\$543,490	\$588,795	\$634,100	\$679,405	\$724,710
	3	\$266,400	\$319,700	\$373,000	\$426,300	\$479,600	\$532,900	\$586,200	\$639,400	\$692,700	\$746,000	\$799,300	\$852,600
	4	\$306,360	\$367,655	\$428,950	\$490,245	\$551,540	\$612,835	\$674,130	\$735,310	\$796,605	\$857,900	\$919,195	\$980,490
4.500%	1	\$183,750	\$220,570	\$257,320	\$294,070	\$330,820	\$367,570	\$404,320	\$441,070	\$477,820	\$514,570	\$551,320	\$588,070
	2	\$223,125	\$267,835	\$312,460	\$357,085	\$401,710	\$446,335	\$490,960	\$535,585	\$580,210	\$624,835	\$669,460	\$714,085
	3	\$262,500	\$315,100	\$367,600	\$420,100	\$472,600	\$525,100	\$577,600	\$630,100	\$682,600	\$735,100	\$787,600	\$840,100
	4	\$301,875	\$362,365	\$422,740	\$483,115	\$543,490	\$603,865	\$664,240	\$724,615	\$784,990	\$845,365	\$905,740	\$966,115
4.625%	1	\$181,090	\$217,350	\$253,540	\$289,800	\$325,990	\$362,250	\$398,440	\$434,700	\$470,890	\$507,150	\$543,340	\$579,600
	2	\$219,895	\$263,925	\$307,870	\$351,900	\$395,845	\$439,875	\$483,820	\$527,850	\$571,795	\$615,825	\$659,770	\$703,800
	3	\$258,700	\$310,500	\$362,200	\$414,000	\$465,700	\$517,500	\$569,200	\$621,000	\$672,700	\$724,500	\$776,200	\$828,000
	4	\$297,505	\$357,075	\$416,530	\$476,100	\$535,555	\$595,125	\$654,580	\$714,150	\$773,605	\$833,175	\$892,630	\$952,200
4.750%	1	\$178,500	\$214,200	\$249,900	\$285,600	\$321,300	\$357,000	\$392,700	\$428,400	\$464,100	\$499,800	\$535,500	\$571,200
	2	\$216,750	\$260,100	\$303,450	\$346,800	\$390,150	\$433,500	\$476,850	\$520,200	\$563,550	\$606,900	\$650,250	\$693,600
	3	\$255,000	\$306,000	\$357,000	\$408,000	\$459,000	\$510,000	\$561,000	\$612,000	\$663,000	\$714,000	\$765,000	\$816,000
	4	\$293,250	\$351,900	\$410,550	\$469,200	\$527,850	\$586,500	\$645,150	\$703,800	\$762,450	\$821,100	\$879,750	\$938,400
4.875%	1	\$175,980	\$211,120	\$246,330	\$281,540	\$316,750	\$351,890	\$387,100	\$422,310	\$457,520	\$492,660	\$527,870	\$563,080
	2	\$213,690	\$256,360	\$299,115	\$341,870	\$384,625	\$427,295	\$470,050	\$512,805	\$555,560	\$598,230	\$640,985	\$683,740
	3	\$251,400	\$301,600	\$351,900	\$402,200	\$452,500	\$502,700	\$553,000	\$603,300	\$653,600	\$703,800	\$754,100	\$804,400
	4	\$289,110	\$346,840	\$404,685	\$462,530	\$520,375	\$578,105	\$635,950	\$693,795	\$751,640	\$809,370	\$867,215	\$925,060
5.000%	1	\$173,460	\$208,180	\$242,830	\$277,550	\$312,200	\$346,920	\$381,640	\$416,290	\$451,010	\$485,730	\$520,380	\$555,100
	2	\$210,630	\$252,790	\$294,865	\$337,025	\$379,100	\$421,260	\$463,420	\$505,495	\$547,655	\$589,815	\$631,890	\$674,050
	3	\$247,800	\$297,400	\$346,900	\$396,500	\$446,000	\$495,600	\$545,200	\$594,700	\$644,300	\$693,900	\$743,400	\$793,000
	4	\$284,970	\$342,010	\$398,935	\$455,975	\$512,900	\$569,940	\$626,980	\$683,905	\$740,945	\$797,985	\$854,910	\$911,950
5.125%	1	\$171,010	\$205,240	\$239,400	\$273,630	\$307,860	\$342,020	\$376,250	\$410,480	\$444,640	\$478,870	\$513,030	\$547,260
	2	\$207,655	\$249,220	\$290,700	\$332,265	\$373,830	\$415,310	\$456,875	\$498,440	\$539,920	\$581,485	\$622,965	\$664,530
	3	\$244,300	\$293,200	\$342,000	\$390,900	\$439,800	\$488,600	\$537,500	\$586,400	\$635,200	\$684,100	\$732,900	\$781,800
	4	\$280,945	\$337,180	\$393,300	\$449,535	\$505,770	\$561,890	\$618,125	\$674,360	\$730,480	\$786,715	\$842,835	\$899,070
5.250%	1	\$168,630	\$202,370	\$236,110	\$269,780	\$303,520	\$337,260	\$371,000	\$404,740	\$438,410	\$472,150	\$505,890	\$539,630
	2	\$204,765	\$245,735	\$286,705	\$327,590	\$368,560	\$409,530	\$450,500	\$491,470	\$532,355	\$573,325	\$614,295	\$655,265
	3	\$240,900	\$289,100	\$337,300	\$385,400	\$433,600	\$481,800	\$530,000	\$578,200	\$626,300	\$674,500	\$722,700	\$770,900
	4	\$277,035	\$332,465	\$387,895	\$443,210	\$498,640	\$554,070	\$609,500	\$664,930	\$720,245	\$775,675	\$831,105	\$886,535

Council action items

(Budget items are listed on a separate matrix)

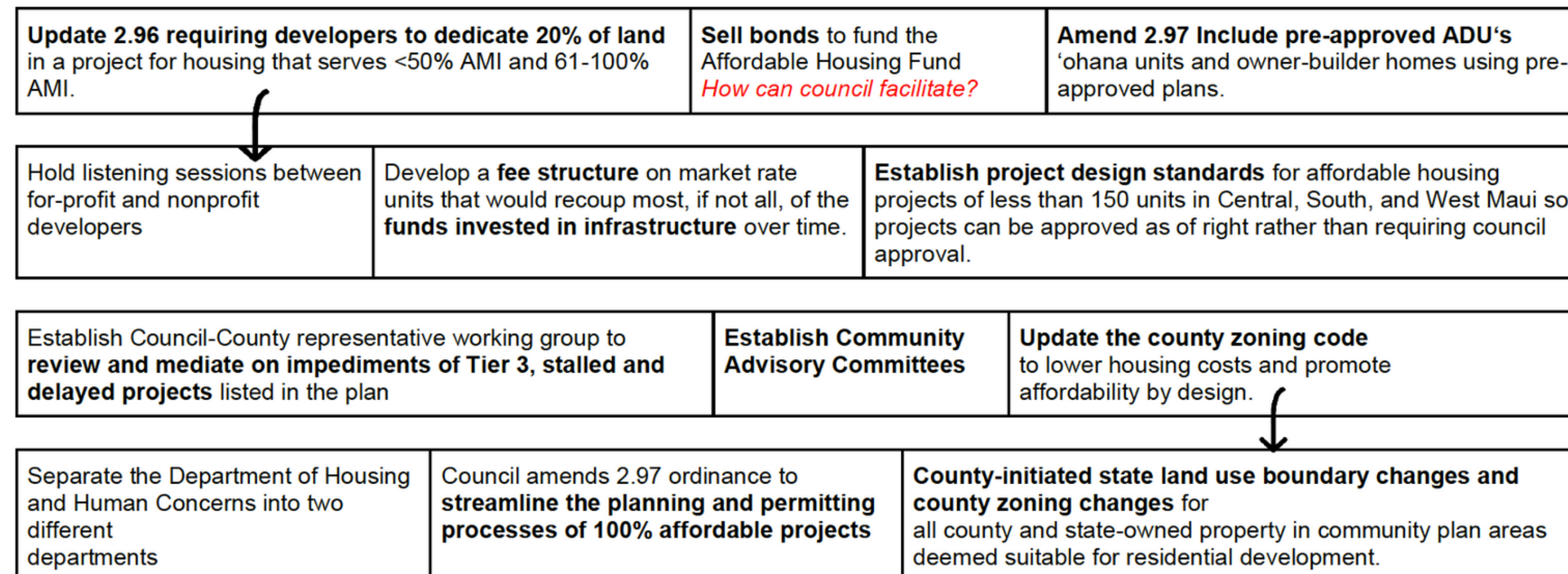
<p>Update the county rent and sales price guidelines</p> <p>Maximum monthly payment of principal, interest, taxes, insurance, mortgage insurance, and homeowner association fees capped at 31% of the homebuyer's gross monthly income.</p> 	<p>Amend 2.96 to eliminate the requirement for developers to maintain waitlists.</p> <p>the developer will work with the county or its administrator to market the availability of housing and the creation of a waitlist.</p>  <p><i>(should occur in coordination with county contracting with organization for credit counseling and pre-approval)</i></p>	<p>Amend 2.96 to:</p> <ul style="list-style-type: none">-set the marketing period for for-sale homes at a maximum of 180 days-prohibit the sale of a home for non-Maui County residents-prohibit sale of a home at any income level other than that committed to by the developer-if the home is still available after 180 days, Affordable Housing Coordinator, or a contracted Treasury certified CDFI administering the county's interim financing and buyback fund, acquires the home and subsequently sell to an approved buyer on the prequalified First-Time Homebuyer Program list. 	<p>Establish a local residency requirement for for-sale programs by amending ordinances 2.96, 2.97, 3.35, and all other applicable affordable housing policies by including an updated "Qualified Resident" definition as a person who has been a resident of Maui County or employed full time in Maui County for the last 2 years</p> 	<p>HOUSING IS A HUMAN RIGHT</p> 	<p>Phase out apartment district properties allowed to be used for short-term occupancy at resale</p> <p>permit and tax them as short-term vacation rentals with revenue dedicated to the Affordable Housing Fund.</p> 	<p>Enforce 2.96 and federal fair housing and fair lending laws against mortgage steering.</p> <p>Levy fines for violators</p> 
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This is not about building what we can with our current resources.
This is about increasing the resources we have so we can build what we actually need.

<p>Ensure long term affordability for rental and for sale homes supported with county resources</p>	<p>Amend 2.96/3.35 income requirements to serve AMI brackets in need, as identified by the most recent Hawaii Housing Planning Study</p> <p>15% is for households 80% to 120% AMI</p> <p>35% is for households 50% to 80% AMI</p> <p>50% is for households 30% to 50% AMI</p>	<p>Amend ordinance 3.35 to allow for use of Affordable Housing Fund monies for Affordable Housing Plan initiatives.</p> <p>Including:</p> <ul style="list-style-type: none"> • community serving infrastructure • Housing subsidies, grants, IDAs and loans to assist low-income renters and homebuyers with upfront costs of obtaining rentals and mortgage financing • Deferred payment mortgages for targeting affordability for local residents • support services for Tier 1-2 projects • Planning/design for County- owned Tier 1-2 projects (already can?) • Comprehensive infrastructure assessments for priority project areas • Enable bond sales • Cultural, environmental and health impact assessments on county owned land • Rental housing gap financing • Ohana and ADU development, individual septic and wastewater systems, and long-term financing • Existing structure acquisition (already can?) • Rehabilitation of existing structures (already can?) • Provision of housing counseling services and the development of a pre-qualified list of eligible buyers and renters 	<p>Amend 2.96 credits: Affordable housing credits will be limited to landowners developing multiple phases or multiple properties where excess workforce housing units are developed in one phase and can be used to offset the requirement in a subsequent phase or development. Existing credits may only be sold to developers in the same community plan area.</p>
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In Progress

In Progress



Comprehensive Affordable Housing Plan

Policy Priority #8, Page 30

Update the county's rent and sales price guidelines to promote equity and access to affordable mortgage financing for all its residents.

The county imposes sales price guidelines that do not conform to mainstream mortgage programs. **The current Maui County Sales Price Guidelines** limit a homebuyer's monthly payment of principal and interest to 28% of their gross monthly income and **do not account for typical monthly mortgage costs including taxes, insurance, mortgage insurance, and homeowner association fees.** In the mainstream mortgage marketplace, USDA limits a homebuyer's monthly payment of principal, interest, taxes, insurance, and homeowner association fees to 29% of their gross monthly income (USDA loans do not charge mortgage insurance). For FHA financing, homebuyers are limited to a monthly payment of principal, interest, taxes, insurance, mortgage insurance, and homeowner association at 31% of their gross monthly income. Setting sales price guidelines that do not conform to mainstream mortgage standards limits our local families' ability to use Federal mortgage programs with low and no down payment requirements to purchase affordable homes.

Maui Sales Price Guidelines	USDA	FHA financing
Limits homebuyer's monthly payment to 28% of gross monthly income Includes only Mortgage principal payment Mortgage interest payment	Limits homebuyer's monthly payment to 29% of their gross monthly income Includes Mortgage principal payment Mortgage interest payment Taxes Insurance Homeowner association fees	Limits homebuyer's monthly payment to 31% of their gross monthly income Includes Mortgage principal payment Mortgage interest payment Taxes Insurance PMI (mortgage insurance) homeowner association fees

Comprehensive Affordable Housing Plan

Policy Priority #8, Page 30

The county should update its sales price guidelines so they conform with FHA and USDA mortgage financing programs with the maximum monthly payment of principal, interest, taxes, insurance, mortgage insurance, and homeowner association fees capped at 31% of the homebuyer's gross monthly income.